



**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
MIDDLETOWN CONNECTICUT
MAY 27, 2020**

1. Roll Taking

Present: Commissioner Stephen Devoto
Commissioner Nicholas Fazzino
Commissioner Richard Pelletier
Commissioner Thom Pattavina
Commissioner Catherine Johnson (arrived at 7:07 PM)
Commissioner Kellin Atherton (seated for Marcus Fazzino)
Commissioner Shanay Fulton (seated for Tyrell Brown)
Commissioner James O'Connell (seated for Catherine Johnson for Item 5.1 only)

Absent: Commissioner Tyrell Brown
Commissioner Marcus Fazzino

Staff: Marek Kozikowski

2. Items removed from the agenda and why

None

3. Public comment on items on agenda which are not currently scheduled for a public hearing

None

4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

Marek stated that all were posted in accordance with the governor's executive order.

5. Public Hearings (when scheduled)

- 1) Proposed Special Exception regarding Section 55.03 for construction of a high tunnel greenhouse at 1044 River Road. Applicant/agent Forest City Farms/Gabe Russo SE2020-3**

Gabe Russo, Forest City Farms accessed the hearing via telephone and presented the application. The structure has a footprint of 30 ft x 148 ft and is 13 ft tall. It will be constructed by pounding poles into the ground and hoops attached. The frame will be covered with plastic. The existing drainage mitigation plan can accommodate runoff from the structure. It will require 7-10

days to erect. There is no public access to the greenhouse. There are no utility connections for the structure.

Commissioner Richard Pelletier to close the public hearing. Commissioner Shanay Fulton seconds the motion. The chair calls for the vote. It is unanimous to close public hearing with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

Commissioner Kellin Atherton moves for approval for a Special Exception regarding Section 55.03 for construction of a high tunnel greenhouse at 1044 River Road. Commissioner Nicholas Fazzino seconds the motion. The chair calls for the vote. It is unanimous to approve with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

Commissioner Johnson is now seated for Commissioner O'Connell.

6. Old Business

- 1) Request for a five (5) year extension for Permit #SE2015-4 and Site Plan Approval for the South Cove Residential Development located at 225 River Road and 35 Eastern Drive. Applicant/agent Turkey Hill LLC/ Martin Smith SE2015-4**

Attorney Christopher Smith spoke on behalf of the applicant, Martin Smith. Both attended the hearing via video conference. The applicant seeks an extension of the site plan approval but hopes to submit a new site plan with an increase in density and other changes to fit into the city's vision for the future riverfront development. There were no changes in the zoning code or conditions on site or surrounding areas that would impact the approval.

Commissioner Catherine Johnson moves for approval to grant a five (5) year extension for Permit #SE2015-4 and Site Plan Approval for the South Cove Residential Development located at 225 River Road and 35 Eastern Drive. Richard Pelletier seconds the motion. The chair calls for the vote. It is 5 aye votes by Commissioner Stephen Devoto, Commissioner Nicholas Fazzino, Commissioner Richard Pelletier, Commissioner Thom Pattavina, Commissioner Kellin Atherton; 1 nay votes by Commissioner Catherine Johnson and 1 abstention by Commissioner Fulton. Chair states the matter carried with 5 affirmative votes.

7. New Business

None

- 8. Public comment on topics which are not or have not been the subject of a public hearing**

None

- 9. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs**

- 1. Minutes of the May 13, 2020 Affairs**

Commissioner Kellin Atherton moves for approval with corrections for the minutes of the May 13th Regular Meeting. Commissioner Catherine Johnson seconds the motion. The chair calls for the vote. It is unanimous to approve with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

2. River-Cog Report

Commissioner Atherton read Beth Emery's report into the record.

3. Staff Reports

Marek announced that RiverCog is hosting a public meeting at 6pm on Thursday for the 2020 Natural hazard mitigation plan. Access to meeting can be found on the River Cog website.

10. Adjournment

Commissioner Catherine Johnson moves for adjournment. Commissioner Shanay Fulton seconds the motion. The chair calls for the vote. It is unanimous to adjourn with 7 aye votes. The chair states the matter passes unanimously with 7 affirmative votes.

Respectfully submitted,

Marek Kozikowski
City Planner